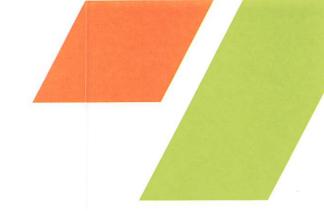
#### **UNBC NORTHERN UNDERGRADUATE STUDENT SOCIETY**

### FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT

**JUNE 30, 2023** 





#### INDEPENDENT AUDITOR'S REPORT

To the Members of UNBC Northern Undergraduate Student Society

#### Opinion

We have audited the financial statements of UNBC Northern Undergraduate Student Society (the "Society"), which comprise the statement of financial position as at June 30, 2023, and the statement of operations, statement of changes in net assets and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at June 30, 2023, and its results of operations and its cash flows for the year then ended in accordance with (ASNPO).

#### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### INDEPENDENT AUDITOR'S REPORT, continued

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Society's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit
  procedures that are appropriate in the circumstances, but not for the purpose of expressing
  an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

#### INDEPENDENT AUDITOR'S REPORT, continued

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by the Society Act of British Columbia, we report that, in our opinion, these accounting principles have been applied on a basis consistent with that of the proceeding year.

Prince George, B.C. November 22, 2023 DMC Chartered Professional Accountants Inc.

#### UNBC NORTHERN UNDERGRADUATE STUDENT SOCIETY STATEMENT OF FINANCIAL POSITION JUNE 30, 2023

	2023	2022
LIABILITIES		
CURRENT LIABILITIES  Accounts payable and accrued liabilities (Note 5)  Due to government agencies  Current portion of long term debt (Note 6)	\$ 102,958 7,342 76,640	\$ 85,678 - 73,340
	186,940	159,018
LONG-TERM DEBT (Note 6)	1,305,091	1,381,731
	1,492,031	1,540,749
FUND BALANCES		
BUILDING FUND CAPITAL FUND	751,404	670,323
GENERAL FUND	719,250	697,640
GENERAL FUND	(157,930)	(150,180)
	1,312,724	1,217,783
	\$ 2,804,755	\$ 2,758,532

Approved on behalf of the board of directors

\_\_\_\_\_ Director

### UNBC NORTHERN UNDERGRADUATE STUDENT SOCIETY STATEMENT OF FINANCIAL POSITION JUNE 30, 2023

	2023	2022
ASSETS		
CURRENT ASSETS Cash (Note 2) Accounts receivable Due from government agencies Inventory (Note 3) Prepaid expenses	\$ 606,769 27,996 429 11,374 31,736	31,498 61 12,523
	678,29	580,346
TANGIBLE CAPITAL ASSETS (Note 4)	2,126,45	7 2,178,186
	\$ 2,804,75	\$ 2,758,532

# UNBC NORTHERN UNDERGRADUATE STUDENT SOCIETY STATEMENT OF OPERATIONS YEAR ENDED JUNE 30, 2023

										-
	Gen	eral Fund 2023	E	Building Fund 2023	Сар	ital Fund 2023		2023		2022
REVENUE										
Health and dental										
plan	\$	386,795	\$	-	\$	-	\$	386,795	\$	375,283
Student fees		271,988		-		-	·	271,988	·	259,068
Student building fees	5									·
		-		218,601		-		218,601		194,085
Degrees Coffee										
Shop (Schedule 1)		209,048		-		-		209,048		158,380
Thirsty Moose Pub		450.074						450.054		00.400
(Schedule 2) Miscellaneous		152,074		-		-		152,074		96,426
income		21,579		_		_		21,579		53,956
Studentcare services		21,575		-		•		21,573		55,950
	•	-		-		-		-		9,000
TOTAL REVENUE		1,041,484		218,601		•		1,260,085	1	,146,198
COST OF SALES										
Degrees Coffee										
Shop (Schedule 1)		98,572		-		-		98,572		66,716
Thirsty Moose Pub										
(Schedule 2)		52,224				•		52,224		36,975
TOTAL COST OF										
SALES		150,796		-		-		150,796		103,691
		,	-					,		
<b>GROSS MARGIN</b>		890,688		218,601		-		1,109,289	1	,042,507

# UNBC NORTHERN UNDERGRADUATE STUDENT SOCIETY STATEMENT OF OPERATIONS YEAR ENDED JUNE 30, 2023

				· · · · · · · · · · · · · · · · · · ·		
		al Fund 23	Building Fund 2023	Capital F 2023	und 2023	2022
•		•		•	•	
EXPENSES						
Advertising and						
promotion		259	-	-	259	160
Amortization		-	-	68,	009 68,009	66,587
Communication		2,445	-	_	2,445	2,146
Degrees Coffee		•			·	·
Shop (Schedule 1)	12	29,919	-	-	129,919	94,448
Health & dental plan		29,073	-	-	329,073	390,718
Honorariums		5,551	-	-	5,551	7,150
Interest and bank		-,			0,000	.,
charges		2,330	_	_	2,330	1,888
Interest on long-term	1	_,000			2,000	1,000
debt	•	_	62,67	2 -	62,672	64,059
Operational	•	74,698	-	_	74,698	44,388
Building costs		7-4,000	1,50	-	1,508	
Professional fees		- 20,411	1,50	-		
	4	20,411	-	-	20,411	20,881
SLO and student		42 EE0			42 550	40 E00
support	·	13,558	-	-	13,558	10,500
Student related						
expenses		9,225	-	-	9,225	8,398
Thirsty Moose Pub						
(Schedule 2)		28,363	-	-	128,363	99,002
Wages and benefits	10	66,327	-	-	166,327	154,885
TOTAL EXPENSES	8	82,159	64,18	0 68,	009 1,014,348	965,505
OTUED INCOME						
OTHER INCOME						
Government Subsidy	1					
		-	-	-	-	28,912
EVCECC						
EXCESS (DEFICIENCY) OF						
(DEFICIENCY) OF						
REVENUES OVER	•		A 4=4	.4 .4 .5-	000\	0 405.041
EXPENDITURES	<u>\$</u>	8,529	<b>\$ 154,42</b>	1 \$ (68,	<u>009) \$ 94,941</u>	\$ 105,914

#### UNBC Northern Undergraduate Student Society Statement of Changes In Fund Balances For the year ended June 30, 2023

	Ge	neral Fund	Building Fund	Ca	pital Fund	June 30 2023	June 30 2022
Balance, beginning of year	\$	(150,180)	\$ 670,323	· \$	697,640	\$ 1,217,78 <b>3</b>	\$ 1,111,869
Excess (deficiency) of revenue over expenditures	)	8,529	154,421		(68,009)	94,941	105,914
Repayment of term loan		-	(73,340)		73,340	-	-
Purchase of capital assets		(16,279)	-		16,279	-	
Balance, ending of year	<u>\$</u>	(157,930)	\$ 751,404	\$	719,250	\$ 1,312,724	\$ 1,217,783

### **UNBC Northern Undergraduate Student Society Statement of Cash Flows**

For the	year	<u>ended</u>	<u>June</u>	30,	2023

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES Excess of revenue over expenditures Adjustments for	\$ <sup>*</sup> 94,941 \$	s 105,913
Amortization	68,009	66,587
Change in non-cash working capital items Accounts receivable Prepaid expenses Inventory Accounts payable and accrued liabilities Government remittances	3,134 (9,737) 1,149 17,279 7,342	(27,466) (8,140) (692) 49,301 (3,839) 181,664
CASH FLOWS FROM INVESTING ACTIVITY Purchase of capital assets	(16,279)	(38,476)
CASH FLOWS FROM FINANCING ACTIVITIES Repayment of long term debt	(73,340)	(70,792)
INCREASE IN CASH	92,498	72,396
CASH, BEGINNING OF YEAR	514,271	441,875
CASH, END OF YEAR	<b>\$</b> 606,769 \$	514,271

#### **NATURE OF OPERATIONS**

UNBC Northern Undergraduate Student Society (the "Society") works to facilitate an awareness of the rights and views of its members by acting in a fair and democratic manner through the promotion, education and representation of undergraduate students at the University of Northern British Columbia ("UNBC").

The Society is incorporated under the Societies Act (British Columbia), and is a non-profit organization pursuant to section 149(1) (I) of the Income Tax Act.

#### 1. SIGNIFICANT ACCOUNTING POLICIES

These financial statements are prepared in accordance with Canadian Standards for Non- Profit Organizations. The significant policies are detailed as follows:

#### (a) Fund accounting

The Society follows the restricted fund method of accounting for contributions.

The Society classifies revenue and expenditures for accounting and reporting purposes into funds according to the activity or objective specified.

The General fund accounts for the operating and administrative revenues and expenditures related to the day-to-day operations of the Society.

The Capital fund accounts for the acquisition and disposal of tangible capital assets.

The Building fund accounts for revenues and expenses related to the financing of the student centre.

#### (b) Revenue recognition

Contributions related to general operations are recognized as revenue of the General fund in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue of the General fund or Building fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Restricted contributions are recognized as revenue of the appropriate fund.

Revenue from the sale of goods in Degree Coffee Shops and Thristy Moose Pub are recognized when the goods have been accepted by the customer and reasonable assurance exists regarding the consideration to be received and ultimate collection.

#### 1. SIGNIFICANT ACCOUNTING POLICIES, continued

#### (c) Tangible capital assets

Assets costing more than \$250 acquired by the Society for use in operations are capitalized at their respective cost. Amortization of tangible capital assets is reported in the Capital fund and has been provided on the following basis and rates:

Student Centre	Declining balance	30%
Office furniture and	-	
equipment	Declining balance	20%
Student Centre-	<b>G</b>	
leasehold		
improvements	Straight-line	50 years
Asset under capital lease	<u> </u>	•
Asset unider capital lease	Declining balance	%

Tangible capital assets are reviewed for impairment whenever events or changes in the circumstances indicate that the carrying value may not be recoverable. If the total of the estimated undiscounted future cash flows is less than the carrying value of the asset, an impairment loss is recognized for the excess of the carrying value over the fair value of the asset during the year the impairment occurs.

#### (d) Inventory

Inventory is measured at the lower of cost and net realizable value, with cost being determined using the purchase cost method. Net realizable value is the estimated selling price in the ordinary course of business, less any applicable variable selling costs.

Inventory is written down to net realizable value when the cost of inventory is not estimated to be recoverable. When the circumstances that previously caused inventory to be written down below cost no longer exists or when there is clear evidence of an increase in net realizable value because of changed economic circumstances, the amount of the write-down is reversed (the reversal is limited to the amount of the original write-down).

#### (e) Donations

Donations of consumable goods and services are recorded as revenue at their estimated fair market value and offset by a charge to the appropriate expenditures, with the exception of the lease agreement the Society has with UNBC, see Note 8.

#### (f) Government assistance

Government assistance is accounted for as revenue when received or receivable when the amount to be received can be reasonably estimated and collection is reasonably assured.

#### 1. SIGNIFICANT ACCOUNTING POLICIES, continued

#### (g) Use of estimates

The preparation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditures during the period. Accounts subject to such estimates and assumptions include the carrying amounts of accounts receivable and tangible capital assets. Actual results could differ from management's best estimates as additional information becomes available in the future.

#### (h) Financial instruments

Financial instruments originating in an arm's length transaction are recorded at fair value on initial recognition. Financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the effective interest rate method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Society determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the higher of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Society expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

2.	CASH					
					2023	2022
	General account Health and dental account				\$ 341,015 265,754	\$ 282,429 231,842
					\$ 606,769	\$ 514,271
3.	INVENTORY					
					2023	2022
	Degrees Coffee Shop food Thirsty Moose Pub liquor Thirsty Moose Pub Food	ti			\$ 6,555 2,648 2,171	\$ 6,855 3,247 2,421
					\$ 11,374	\$ 12,523
		0 -	Degrees	Thirsty	0000	0000
		Co	ffee Shop	 Moose	 2023	2022
	Inventory, beginning of year Purchases Inventory, end of year	\$	6,855 98,272 (6,555)	\$ 5,668 51,375 (4,819)	\$ 12,523 149,647 (11,374)	\$ 11,831 91,550 (12,523)
	•		(0,000)	(1,010)	(11,011)	(12,020)
	Inventory expense during the year	\$	98,572	\$ 52,224	\$ 150,796	\$ 90,858

#### 4. TANGIBLE CAPITAL ASSETS

		Cost .		cumulated nortization	Ne	2023 et Book Value	1	2022 let Book Value
Computer equipment	\$	69,070	\$	67,425	\$	1 645	œ	1 094
Office equipment	Ψ	574,143	Ψ	526,694	Ψ	1,645 47,449	\$	1,984 43,900
Student Centre		2,849,557		774,246	2	2,075,311		2,132,302
Asset under capital lease		2,280		228		2,052		-, .02,002
	\$	3,495,050	\$	1,368,593	\$ 2	2,126,457	\$	2,178,186

#### 5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

		2023		2022
UPASS liability	\$	44,754	\$	39,314
BMO Mastercard	·	26,032	•	18,750
Accrued liabilities		16,500		15,000
Accounts payable		2,669		3,527
Wages and benefits payable	•	4,826		2,599
Other payables		4,379		2,485
Vacation pay payable		3,798		4,003
	_\$_	102,958	\$	85,678

	2023	202
Bank of Montreal - term loan, bearing interest of 4.41% per annum, repayable in monthly payments of \$11,334 including interest. The loan is secured by a general security agreement including an assignment of student fees, commercial income and rents from operation of the Student Centre. The loan matures on January 31,	•	
2025.	\$ 1,381,731	\$ 1,45
Less current portion	1,381,731 76,640	1,45 7
Due beyond one year	\$ 1,305,091	\$ 1,38
Principle repayments in the next five years are estimated to	De as follows:	June 202
Principle repayments in the next five years are estimated to	Diperas follows:	
2024 2025 2026	be as follows:	
2024 2025	be as follows:	\$ 70 8
2024 2025 2026 2027	be as follows:	\$ 70 8 8 8

#### 7. FINANCIAL INSTRUMENTS

The Society's financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities and long-term debt.

#### (a) Market risk

The current challenging economic climate may lead to adverse changes in cash flows and working capital levels, which may also potentially have a direct impact on the operating results and financial position of the Society in the future.

#### (b) Credit risk

The Society does not normally provide credit in the normal course of business; therefore, the credit risk minimal.

#### (c) Concentration risk

The Society is affected by student enrolment at University of Northern British Columbia. A decline in enrolment or other adverse conditions could lead to reduced revenue.

#### (d) Liquidity risk

Liquidity risk is the risk that the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. There has been no change to risk exposures from 2023.

#### 8. STUDENT CENTRE FACILITY

The Society and UNBC have entered into a lease agreement for the student centre facility. The agreement provides for an initial term of 25 years, two renewal terms of 25 years each and a final renewal term of 24 years. Rent under the lease is \$1 per term plus a portion of certain operating costs related to the facility. As at June 30, 2023, the fair value of these contributed services is not readily available; therefore, the Society has elected to recognize these services at cost.

#### 9. DIRECTOR REMUNERATION

For the fiscal year ending June 30, 2023, the Society paid total remuneration including honorariums and source deductions as follows:

	 2023	 2022
President	\$ 1,644	\$ 1,600
Vice- President	1,439	1,400
Director	1,234	1,200
Director	1,234	1,200
Director	-	600
CEDI Councillor	-	550
CEDI Councillor	-	300
CEDI Councillor	 -	300
	 5,551	\$ 7,150

#### 10. SALARIES

As required by the Societies Act, the Society must disclose the amount, in aggregate, of salaries and number of employees whose salaries are over \$75,000 per annum. There are no employees whose salaries are over \$75,000 per annum.

#### 11. ECONOMIC DEPENDENCE

UNBC Northern Undergraduate Student Society generates the majority of its revenues from student fees of University of Northern British Columbia. There is an economic dependence between UNBC NUGSS and Students of UNBC.

#### 12. COMPARATIVE INFORMATION

Certain 2022 comparative figures have been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect prior year excess of revenue over expenditures.

### UNBC NORTHERN UNDERGRADUATE STUDENT SOCIETY ENTERPRISE OPERATIONS-DEGREES COFFEE SHOP JUNE 30, 2023

Schedule 1

	2023	2022
REVENUE	\$ 209,048	\$ 158,380
COST OF SALES		
Purchases- food	98,572	66,716
GROSS PROFIT	110,476	91,664
EXPENSES		
Advertising and promotions	7,133	2,405
Bank charges and interest	4,764	3,407
Insurance	4,589	1,655
Maintenance and repairs  Materials and supplies	3,023 6 272	1,418
Parking fees	6,372	4,507 257
Property taxes and licenses	2,012	1,301
Wages and benefits	102,026	79,498
	129,919	94,448
OPERATING LOSS	\$ (19,443)	\$ (2,784)

# UNBC NORTHERN UNDERGRADUATE STUDENT SOCIETY ENTERPRISE OPERATIONS- THIRSTY MOOSE PUB JUNE 30, 2023

Schedule 2

	2023	2022
REVENUE	\$ 152,074	\$ 96,426
COST OF SALES Purchases- drinks Purchases- food	17,517 34,707	12,142 24,833
GROSS PROFIT	52,224	36,975
GROSS FROFII	99,850	59,451
EXPENSES Adventising	0.050	4.000
Advertising Bank charges and interest	2,059 2,778	1,096
Insurance	2,778 7,412	2,097 8,020
Materials and supplies	4,951	4,227
Office	4,941	4,081
Repairs and maintenance	3,919	7,421
Utilities	3,193	3,695
Wages and benefits	99,110	68,365
	128,363	99,002
OPERATING LOSS	\$ (28,513)	(39,551)